



State of New Hampshire Department of Revenue Administration

109 Pleasant Street
PO Box 487, Concord, NH 03302-0487
Telephone (603) 230-5000
www.revenue.nh.gov



MUNICIPAL AND PROPERTY
DIVISION
Stephan W. Hamilton
Director

John T. Beardmore
Commissioner

Lindsey M. Stepp
Assistant Commissioner

Josephine Belville
Assistant Director

February 3, 2017

Town of Allenstown
ATTN: Board of Selectmen
16 School St
Allenstown NH 03275

Re: 2014 Cyclical monitoring

Dear Members of the Board ,

As part of the Department's duty under RSA 21-J:11 II; I am forwarding the final results of my monitoring activity of the 2014 cyclical inspections. Enclosed, please find the PA 45/46 monitoring report. Note, only property record cards with points have been included.

The monitoring report was also sent to Avitar Associates of New England for their review.

If you have any questions regarding the enclosed information, please feel free to contact me. Thank you for your time and cooperation.

Sincerely,

Real Estate Appraiser
Keith.Gagnon@DRA.NH.Gov
603-419-9795

cc: File

Avitar Associates of New England
1000 North Main Street, Suite 200
Concord, NH 03301
Tel: 603-230-5000
Fax: 603-230-5001
www.avitar.com

TDD Access: Relay NH 1-800-735-2964

Individuals who need auxiliary aids for effective communication in programs and services of the Department of Revenue Administration are invited to make their needs and preferences known to the Department.



NH DEPARTMENT OF REVENUE ADMINISTRATION
MUNICIPAL and PROPERTY DIVISION
RESIDENTIAL MONITORING REPORT

| | | | | | | |
|----------------------------------|--------|----------------------------|---------|------------|---------|--------------------------|
| Allenstown | | 2014 | | Monitoring | | |
| K.Gagnon | | 4/3/2015 | | J Babon | | |
| Data Item | Points | Map/Lot Numbers of Samples | | | | Comments: |
| | | 112 210 | 112 209 | 111 20 | 112 208 | |
| Owner/Land Section | | 1 | 2 | 3 | 4 | 112 210 |
| Address; if applicable | 1 | | | | | |
| Topography | 1 | | | | | |
| Parcel ID | 1 | | | | | |
| Lot Size | 1 | | | | | |
| Card Number (_ of _) | 1 | | | | | |
| Land-Use Code/Neighborhood | 1/1 | | | | | |
| Sale History Section | | | | | | |
| Sale Date | 2 | | | | | |
| Sale Price | 2 | | | | | |
| Sale Validity | 2 | | | | | |
| Sales Notes if Non-Valid | 1 | | | | | |
| Improvement Section | | | | | | 111 20 |
| Style Type | 2 | | | | | Half bathroom not listed |
| Incorrect Photo | 1 | | | | | |
| Date of Visit / ID / Entry Code | 1 | | | | | |
| Foundation Type | 2 | | | | | |
| Story Height | 2 | | | | | |
| Exterior Wall | 1 | | | | | |
| Roof Style | 2 | | | | | |
| Roof Cover | 1 | | | | | |
| Interior Wall | 1 | | | | | |
| Interior Floor | 1 | | | | | |
| Heating Type | 1 | | | | | |
| Central A/C | 2 | | | | | |
| Bedrooms | 1 | | | | | |
| Bathrooms | 2 | | | | | |
| Fixture Count | 1 per | | | | | |
| Depreciation / Func. Code / UC | 2 | | | | | |
| Year Built | 2 | | | | | |
| Condition | 2 | | | | | |
| Grade | 2 | | | | | |
| Comments / Notes | 1 | | | | | |
| OB's if < 200 SF | 1 per | | | | | |
| OB's if > 200 SF | 3 per | | | | | |
| Extra Features | 1 per | | | | | |
| Sketch Accuracy Up To 2' | 1 Pt | | | | | |
| Sketch Accuracy > 2' | 1Pt/Ft | | | | | |
| Sketch Labeling < \$5,000 impact | 2 | | | | | |
| Sketch Labeling > \$5,000 impact | 4 | | | | | |
| Interior Inspection | | | | | | 112 208 |
| By Company Lister Y/N | | y | n | n | n | |
| By DRA Monitor Y/N | | n | n | y | n | |
| Total Points | | 0 | 0 | 0 | 0 | |

Points on Residential monitoring should total less than 6



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| Allenstown | | 2014 | | Monitoring | | |
|----------------------------------|--------|----------------------------|---------|------------|--------|-----------|
| K.Gagnon | | 4/3/2015 | | J Babon | | |
| Data Item | Points | Map/Lot Numbers of Samples | | | | Comments: |
| | | 111 21 | 112 102 | 112 75 | 112 76 | |
| Owner/Land Section | | 1 | 2 | 3 | 4 | 111 21 |
| Address; if applicable | 1 | | | | | |
| Topography | 1 | | | | | |
| Parcel ID | 1 | | | | | |
| Lot Size | 1 | | | | | |
| Card Number (_ of _) | 1 | | | | | |
| Land-Use Code/Neighborhood | 1/1 | | | | | |
| Sale History Section | | | | | | |
| Sale Date | 2 | | | | | 112 102 |
| Sale Price | 2 | | | | | |
| Sale Validity | 2 | | | | | |
| Sales Notes if Non-Valid | 1 | | | | | |
| Improvement Section | | | | | | |
| Style Type | 2 | | | | | 112 75 |
| Incorrect Photo | 1 | | | | | |
| Date of Visit / ID / Entry Code | 1 | | | | | |
| Foundation Type | 2 | | | | | |
| Story Height | 2 | | | | | |
| Exterior Wall | 1 | | | | | |
| Roof Style | 2 | | | | | |
| Roof Cover | 1 | | | | | |
| Interior Wall | 1 | | | | | |
| Interior Floor | 1 | | | | | |
| Heating Type | 1 | | | | | |
| Central A/C | 2 | | | | | |
| Bedrooms | 1 | | | | | |
| Bathrooms | 2 | | | | | |
| Fixture Count | 1 per | | | | | |
| Depreciation / Func. Code / UC | 2 | | | | | |
| Year Built | 2 | | | | | 112 76 |
| Condition | 2 | | | | | |
| Grade | 2 | | | | | |
| Comments / Notes | 1 | | | | | |
| OB's if < 200 SF | 1 per | | | | | |
| OB's if > 200 SF | 3 per | | | | | |
| Extra Features | 1 per | | | | | |
| Sketch Accuracy Up To 2' | 1 Pt | | | | | |
| Sketch Accuracy > 2' | 1Pt/Ft | | | | | |
| Sketch Labeling < \$5,000 impact | 2 | | | | | |
| Sketch Labeling > \$5,000 impact | 4 | | | | | |
| Interior Inspection | | | | | | |
| By Company Lister Y/N | | n | n | n | n | |
| By DRA Monitor Y/N | | n | n | n | n | |
| Total Points | | 0 | 0 | 0 | 0 | |

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| Allenstown | | 2014 | | | | Monitoring | |
|----------------------------------|--------|----------------------------|--------|---------|---------|------------|--|
| K.Gagnon | | 4/3/2015 | | J Babon | | | |
| Data Item | Points | Map/Lot Numbers of Samples | | | | Comments: | |
| | | 112 74 | 112 78 | 112 77 | 112 189 | | |
| Owner/Land Section | | 1 | 2 | 3 | 4 | 112 74 | |
| Address; if applicable | 1 | | | | | | |
| Topography | 1 | | | | | | |
| Parcel ID | 1 | | | | | | |
| Lot Size | 1 | | | | | | |
| Card Number (_ of _) | 1 | | | | | | |
| Land-Use Code/Neighborhood | 1/1 | | | | | | |
| Sale History Section | | | | | | | |
| Sale Date | 2 | | | | | | |
| Sale Price | 2 | | | | | 112 78 | |
| Sale Validity | 2 | | | | | | |
| Sales Notes if Non-Valid | 1 | | | | | | |
| Improvement Section | | | | | | | |
| Style Type | 2 | | | | | | |
| Incorrect Photo | 1 | | | | | | |
| Date of Visit / ID / Entry Code | 1 | | | | | | |
| Foundation Type | 2 | | | | | | |
| Story Height | 2 | | | | | | |
| Exterior Wall | 1 | | | | | | |
| Roof Style | 2 | | | | | 112 77 | |
| Roof Cover | 1 | | | | | | |
| Interior Wall | 1 | | | | | | |
| Interior Floor | 1 | | | | | | |
| Heating Type | 1 | | | | | | |
| Central A/C | 2 | | | | | | |
| Bedrooms | 1 | | | | | | |
| Bathrooms | 2 | | | | | | |
| Fixture Count | 1 per | | | | | | |
| Depreciation / Func. Code / UC | 2 | | | | | | |
| Year Built | 2 | | | | | 112 189 | |
| Condition | 2 | | | | | | |
| Grade | 2 | | | | | | |
| Comments / Notes | 1 | | | | | | |
| OB's if < 200 SF | 1 per | | | | | | |
| OB's if > 200 SF | 3 per | | | | | | |
| Extra Features | 1 per | | | | | | |
| Sketch Accuracy Up To 2' | 1 Pt | | | | | | |
| Sketch Accuracy > 2' | 1Pt/Ft | | | | | | |
| Sketch Labeling < \$5,000 impact | 2 | | | | | | |
| Sketch Labeling > \$5,000 impact | 4 | | | | | | |
| Interior Inspection | | | | | | | |
| By Company Lister Y/N | | n | y | y | n | | |
| By DRA Monitor Y/N | | n | y | y | n | | |
| Total Points | | 0 | 0 | 0 | 0 | | |

Points on Residential monitoring should total less than 6